

DSP Structural Engineers

The Barn
Gutner Farm
Gutner Lane
Hayling Island
PO11 0RN

STRUCTURAL ENGINEER’S REPORT

<u>CLIENT</u> AR Design Studio Calpe House 20 Little Minster Street Winchester, SO23 9HB	<u>CONSULTING ENGINEER</u> <u>DSP Structural Engineers</u> 2 Havant Road Emsworth PO10 7JE 01243 882937 admin@dspstructuralengineers.com <u>www.dspstructuralengineers.com</u>				
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APPENDIX A - LOCATION PLAN

1 BRIEF

- 1.1 DSP Structural Engineers were appointed by AR Design Studio to provide a Structural Engineers Report on The Barn at Gutner Farm, Gutner Lane, Hayling Island, PO11 0RN.
- 1.2 We would note that our instruction was to comment on suitability of the structure for conversion into residential accommodation. No other aspects of the property have been inspected and hence other defects may exist.
- 1.3 The inspection was limited to a visual inspection, subject to access being available. We have not moved furniture, lifted floor coverings, or made exploratory holes unless noted in the report.
- 1.4 Our inspection of the property did not include any parts of the structure which are inaccessible and we are therefore unable to report that the structure is free from defects other than those observed.
- 1.5 No guarantee can be given against the presence of rot, disease, beetle infestation or other defects within the timber of the property.
- 1.6 No responsibility is accepted to any other third party for the whole or part of the contents of this report.
- 1.7 For the purposes of this report the front elevation is considered to be that with the main entrance door and which faces south. All references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom, and the rear elevation located to the top of the plan.

2 VISIT

- 2.1 The property was inspected by Mr DI Shields, B.Sc., M.Sc., C.Eng., M.I.C.E., M.I.Struct.E. on the 20th August 2025.

3 SITE

- 3.1 The site of the property is located as shown in Appendix A.
- 3.2 The site is sensibly level in the area of the property.
- 3.3 The geological survey indicates that the subsoil is likely to be the Lambeth Group of Clay silt and sand overlain by River Terrace Deposits of Sans silt and clay.

4 STRUCTURE

- 4.1 The property is a detached barn.
- 4.2 The main structure of the building is a steel frame. The building is clad with asbestos cement sheeting with a blockwork plinth wall at ground level.

5 INSPECTION

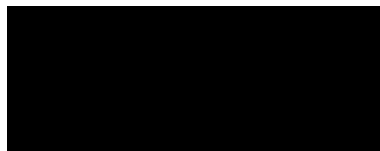
- 5.1 Externally some general signs of historic movement and distortion were noted.
- 5.2 Internally some general signs of historic movement and distortion were noted.
- 5.3 From inspection there was however no evidence of any significant recent structural foundation movement.
- 5.4 The building steel structure appeared to be performing adequately with no excessive movement or deflection present.
- 5.5 Some corrosion was noted to the steel frame due to deterioration of the paint coating.

6 DISCUSSION

- 6.1 From inspection there was no evidence of any significant recent structural foundation movement.
- 6.2 The building has been in place for some time and would therefore appear to be performing adequately for its current purpose of agricultural storage
- 6.3 The steel structure was noted to be in fair condition and performing adequately for its current use as an agricultural building.
- 6.4 It is understood that it is proposed to convert the Barn to form residential accommodation. Inspection would suggest that the structure should be suitable for this use.
- 6.5 Inspection however shows that the steel structure at present would not comply with current structural design standards. A numerical analysis is therefore required to examine the performance of the existing steel structure. Although it is likely that it will not comply with current regulations, it should be possible to strengthen it to ensure compliance. This will however require extensive works to the current steel structure.
- 6.6 The structure foundations, while showing no evidence of current movement, will require checking and possible upgrading to comply with current regulations.
- 6.7 All elements of the structure, such as cladding, ground slab etc will require upgrading to current residential standards.

7 CONCLUSIONS

- 7.1 Inspection would suggest that the structure should be suitable for conversion into residential accommodation.
- 7.2 Inspection however shows that the steel structure at present would not comply with current structural design standards. A numerical analysis is therefore required to examine the performance of the existing steel structure. Although it is likely that it will not comply with current regulations, it should be possible to strengthen it to ensure compliance. This will however require extensive works to the current steel structure.
- 7.3 The structure foundations, while showing no evidence of current movement, will require checking and possible upgrading to comply with current regulations.
- 7.4 All elements of the structure, such as cladding, ground slab etc will require upgrading to current residential standards.



D I Shields B.Sc., M.Sc., C.Eng., M.I.C.E., M.I.Struct.E.

For DSP Structural Engineers

APPENDIX A - Location Plan

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	Part of Structure	Location Plan		Sheet No.
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